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MADRAS

# THE MADRAS LEGISLATIVE COUNCIL

**Wednesday, the 22nd April 1964.**

The House met in the Council Chamber, Fort St. George, at five of the clock, the Deputy Chairman (SRI V. K. PALANISWAMY GOUNDER) in the Chair.

## I.—QUESTIONS AND ANSWERS.

### STARRED QUESTIONS.

*State Housing Board*

* 177 *Q*.—SRI S. K. SAMBANDHAN : Will the Hon. the Minister for Industries be pleased to state—

(*a*) the procedure, if any adopted in regard to the allotment of houses under the various housing schemes by the State Housing Board; and

(*b*) whether it is a fact that sites are auctioned by them and, if so, the reasons therefor?

THE HON. SRI R. VENKATARAMAN : (*a*) The Government have laid down certain criteria and conditions for allotment of houses/flats constructed by the State Housing Board and its Units under the various Housing Schemes, and the allotment is done by an Allotment Committee of five members of the State Housing Board, subject to the conditions, etc., laid down by Government.

(*b*) The State Housing Board sells certain plots located at strategic and attractive places, and generally abutting main roads, by public auction. The profit gained through such public auction will be utilised for the purpose of reducing the price of the plots to be allotted to low income group persons, as permitted in the Union Government's Scheme.

SRI S. K. SAMBANDHAN : Will the Hon. Minister tell us whether by merely auctioning the sites, as the Hon. Minister told us, the price of the plots would be reduced, which is the intention of the Government?

THE HON. SRI R. VENKATARAMAN : Yes, Sir. The intention of the Government is that the price should be reduced in respect of plots sold to the low income group people. There are certain areas which business people would be willing to buy even at higher prices. Therefore, higher prices are charged for the plots located in these strategic areas and the amount so gained is distributed to slum dwellers and to low income group dwellers.

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SRI S. K. SAMBANDHAN : Is it a fact that the sites are auctioned only in attractive places for people who can pay higher prices, or are all the plots sold in auction in all the places?

THE HON. SRI R. VENKATARAMAN : Sir, only about 15 per cent of the plots could be auctioned and even they should be on the main roads, particularly roads of 80 or 100 feet width and junctions of roads, etc.

SRI G. KRISHNAMOOTHRY : Have the Government found by experience that they are able to reduce the price of plots sold to the low income group people and, if so, what is the percentage of reduction secured by them?

THE HON. SRI R. VENKATARAMAN : Sir, the Housing Board Schemes are on no profit-no loss basis. The amount which we get from the auction is taken into the general pool and then it is distributed to other parties such as the middle income group people, the low income group people, and the slum dwellers. Therefore, the price of these plots gets reduced.

DR. H. V. HANDE : What are the steps that the Government propose to take to prevent people from indiscriminately applying for these plots in the name of certain existing and non-existing brothers-in-law and sisters-in-law and subsequently getting them transferred in their own name, thus making it a sourse of income? What are the measures that the Government propose to take to prevent such malpractices?

THE HON. SRI R. VENKATARAMAN : Sir, we have definite rules. We have said that a person applying for a site should not have a site or house in his name or in the name of his wife or in the name of his children. I cannot say that some abuse does not take place because Government officers do not have X-ray eyes. They have only the same eyes as other people have. Whatever information is furnished in the forms filled up by them and whatever further information we get—whenever a plot is allotted, somebody else complains about it and we get further information from such complaints—from these, we see that persons who are already owning plots do not get it.

திரு. ஆர். வெங்கடாசலம் : இந்த மாநில வீட்டு வசதி போர்டின் விதியின்படி ஒதுக்கப்பட்ட நிலமுள்ளவர்களில் ஏற்கனவே பலர் வீடு உள்ளவர்கள் பெற்றுள்ளார்கள் என்று புகார் வந்திருக்கிறதா? அப்படி உள்ளவர்கள் எத்தனை பேர் அந்த வீடுகளைப் பெற்றிருக்கிறார்கள்?

**கனம் திரு. ஆர். வெங்கட்டராமன் :** அது போன்ற புகார் இருந்து அதை எழுதினால் ஒரிஜனல் அலாட்மெண்டை கான்ஸல் செய்து விடுவார்கள். அது மாதிரி பல கான்சல் செய்திருக்கிறார்கள். தனியாகக் கேள்வி போட்டால் அதுபற்றிய புள்ளி விவரம் சேகரித்து எத்தனை அதுமாதிரி நடந்திருக்கிறது என்று சொல்ல முடியும்.

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DR. H. V. HANDE : Apart from wives and children, I find a number of other relations, sons-in-law, sisters-in-law, and brothers-in-law and all sorts of relations get these plots and later on they transfer them to some other person. What measures do the Government propose to take to prevent this type of malpractice? That is my question, Sir.

THE HON. SRI R. VENKATARAMAN : Sir, I do not think it is a malpractice if a son-in-law or a brother-in-law who has no House but is eligible for a plot under the other rules gets it. Because his wife is related to another person, or he is married to somebody else's sister, he should not be deprived of purchasing a plot. The rule in all cases is to see whether the person has a house or land or site of his own. If he has, he is not eligible. If he does not have, then he becomes eligible.

DR. H. V. HANDE : Is it not necessary according to the rules that the solvency of the person should be gone into? If a person is fully solvent and is capable of buying the property, then do the Government think it is proper? I would like to know him the plot. If it is sold to a person who is not at all solvent, then do the Government think it is proper? I would like to know whether proper investigations are made into the financial standing of the person before the plot is allotted to him?

THE HON. SRI R. VENKATARAMAN : Sir, that is being done. We look into the capacity of the individual to pay. Sometimes people who do not have the capacity to buy the property apply for middle income group houses and then it shows that they want to profiteer out of this. We go into all these very carefully. There is a committee of five members who scrutinize the applications. But we can act only on the basis of the information furnished by the applicants and the members of the Committee.

*Credit purchase of handloom fabrics*

* 178 *Q.*—SRI G. KRISHNAMOORTHY : Will the Hon. the Minister for Industries be pleased to state—

(*a*) whether any facility for credit purchase of handloom fabrics from co-operative institutions is available to teachers in aided schools; and

(*b*) if not, the reasons therefor?

THE HON. SRI R. VENKATARAMAN : (*a*) No.

(*b*) Credit sales were allowed to all Non-Gazetted Government Servants and employees of local bodies. But it was found that in cases of employees of Local Bodies, there were heavy arrears to be collected and several cases of impersonation. The concession granted to employees of local Bodies was, therefore, withdrawn. It is not possible to extend it to teachers of aided schools.